



US Courthouse was carved out before 2000 South Boston Municipal Harbor Plan Substitution for Chapter 91 on Fan Pier. Yellow Area is also public open space. Marina is on donated submerged land that state had given up warranty interest in, to induce industry on Boston waterfront. ICA parcel was donated to public which decided to use that open space for the ICA.

Building lots before
some on-site public
space carveout

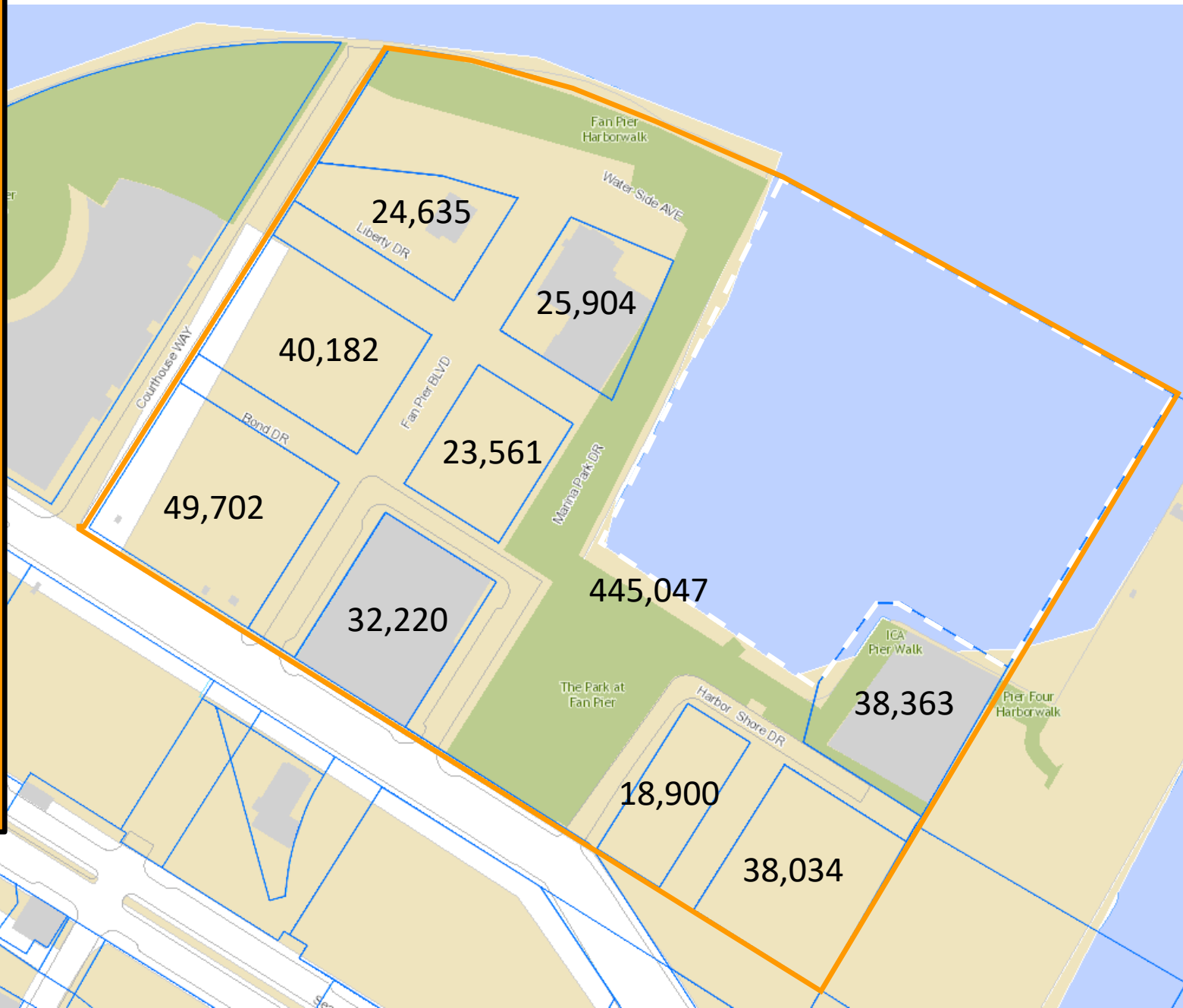
LAND SF	BUILT SF
24,635	245,334
40,182	517,180
49,702	553,238
25,904	not yet
23,561	not yet
32,220	522,000
18,900	not yet
<u>38,034</u>	<u>532,712</u>
253,138	

Note - Legal FAR is 4.0
but Parcel FARs > 10.0

Open space before
water, streets and
sidewalks carveout

LAND SF
445,047 (1-3)
<u>38,034 (4)</u>
483,081

- (1) Water
- (2) Streets, sidewalks
- (3) Parks, plazas
- (4) ICA museum





S Bay Harbor Trail

Courthouse-Way

Liberty Dr

Fan Pier Blvd

Bond Dr

Fan Pier Boulevard

ICA Pedestrian Walkway

Northern Ave

Seaport Blvd

Boston Wharf Rd

Calvin Pl

Sleeper St